

TOWN OF BENNINGTON
PLANNING BOARD
Minutes of the Meeting- January 13, 2014

Present David McKenzie, Chairman
 Christopher Maple, Vice Chairman
 Jeffrey Rose, Ex-Officio
 Peter Martel

Guests Chad Branon, Fieldstone Land Consultants
 Todd Bergeron, Perspective Caretaker
 Eric Manna

Chairman McKenzie called the meeting to order at 7:04 p.m.

The minutes of the December 30, 2013 meeting were reviewed and accepted with minor amendments.

The Board was approached by Mr. Manna, Mr. Branon and Mr. Bergeron for an informal chat session. Mr. Manna is interested in developing his property located on Map 1 Lot 2 into a Christian Campground named Amazing Grace Campground and Chalets. The property is a 28 ½ acre lot located on Powder Mill Pond and the Contoocook River. The property currently has two mobile homes and a house on it. Mr. Manna is proposing a development that would include camping sites as well as chalets. The property is that of a wooded lot with good sandy soil that would lend itself toward the proposed purpose. The current entrance to the property would be relocated to the north to improve visibility and access. The proposal includes lakefront cottages, a pavilion, a main facilities building, dock, beach, picnic area, playground, caretakers house, communal bath house, campsites, and a helo pad for emergency services. Minimal land clearing is proposed as well as no utilities at the campsites. The proposed campsites will be a minimum of fifty feet apart. The goal of the project is to serve the community.

It was noted that the proposed project will require a Shoreline Protection Permit as well as permits for a wetlands crossing. The current road on the property will be improved and the two existing mobile homes will be removed. Other than the required paving at the road apron, no paving will be done. It was noted that Mr. Manna is not proposing the project as a form of income.

The Board discussed the current classification of the railroad tracks. Per the Department of Transportation, it is listed as an active rail.

It was noted that the property is located in the Village District and many of the intended uses are permitted in this District.

The perspective applicant stated that there are no anticipated waivers for the proposed project. The property owner is aware of the State Permits that will be needed and has identified the property abutters. It is planned that the property owner will submit a Site Plan while concurrently applying with the State for the needed permits.

Jeffrey Rose and David McKenzie will approach the Selectmen and possibly the Town Attorney for an opinion on the need for a variance as a campground is not on the approved list of uses for the District.

Mr. Manna left a small plat with the Board and will e-mail a copy of it to the Town. Mr. Manna welcomed the Board to do a site walk at any time.

There being no other business at hand, the meeting was adjourned at 9:10 p.m.

Respectfully Submitted by

Debra Belcher
Planning Board Recording Secretary